

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, April 08, 2025 at 1:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

The meeting was called to order at 1:05 PM.

II. Roll Call

PRESENT

Jim Pettit
Michael Straus
Anneke Myers
Mary Dufina
Lee Finkel

ABSENT

Trish Martin
Ben Mosley

Staff: Dennis Dombroski, David Lipovsky

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve the agenda as amended. The amendment was to change the word in agenda item X,a to hotel, not HB, add Trash under Staff Report and Jim Murray under Public Comment.

Motion made by Myers, Seconded by Finkel.

Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

V. Approval of Minutes

a. March 11, 2025

Motion to approve the minutes as presented.

Motion made by Dufina, Seconded by Pettit.

Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

VI. Correspondence

a. Letter re HB 4081 and Opposition Letter Sent

Straus read the letter aloud. Motion by Myers, second by Dufina to approve the pre-approval of sending the letter. All in favor. Motion carries. Dennis Cawthorne contacted Straus regarding the letter and Straus relayed some of the unique situations that Mackinac Island presents. Cawthorne was very receptive to Straus' comments and was going to report back to the Representative and ask if it would be possible to amend the bill to not include Mackinac Island. Dufina asked if we should reply asking to be excluded. Straus said options are to not comment, send another letter saying what we want, or a letter saying we oppose for everybody. Pettit stated he wasn't certain what the issue is all about. Straus gave Pettit an explanation of what the bill is trying to accomplish. After further discussion it was decided to send another letter to the Senate with the following changes: Mackinac is mostly platted but also significant unplatted lands that would be affected by bill. The commission decided to not reply to Representative Fairbane at this time as it looks like it is going to be handled by the Senate. Motion to send the letter with changes to Senator DaMoose.

Motion made by Myers, Seconded by Finkel.
Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

VII. Staff Report

a. HDC Meeting Summary

Finkel summarized the April 8, 2025 HDC meeting.

b. DPW Update

Burt was not able to attend the meeting so there was no update.

Trash

Pettit stated he wanted to make sure the trash ordinance is included with the business licenses. Pettit believes the 4:00 pickup time may be changed. Pettit instructed them to go to the Streets Committee if there is a change. Pettit has an issue with all the trash sitting for hours across from the Mustang and blocks the sidewalk. Straus stated we need to make sure the letter is sent out this year and the pickup times in the letter are correct. Write letter to clerks office to include the letter with license. Pettit suggested that Allen Burt send out an informational letter on recycling.

VIII. Committee Reports

None

IX. Old Business

a. R124-007-076 Peavey Carriage House Amendment

Peavey described his carriage house project. The house has already been approved. Myers confirmed the setbacks are met. Straus asked what he planned on storing. Peavey stated bikes. Motion to approve the carriage house project.

Motion made by Myers, Seconded by Dufina.
Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

b. C25-066-004(H) Mary's Bistro Retractable Awnings

The windows were approved in the March meeting. Based on questions from Dufina, Dombroski researched the original approval. The area was approved for dockside storage only. The applicant could have asked for other Uses, but did not. In Dombroski's opinion a change of use needs to be requested. It is an allowable use. Ryan Green does not see the change of use happening until fall so would like the awning to be reviewed and table the change of use. Dombroski stated the change of use should also include the outside bar area. Myers informed Green you just need to write a letter with the request to be included with this application. Straus would like to see something showing what the space is currently being used for. Green stated Pete Deckert is using the space for storage and he has an office upstairs along with a washer and dryer. The minutes from 1989 were clear that the space was to be used for storage. Myers confirmed it can be used for storage and the bar. Straus stated the awning look is up the the HDC. Motion to approve the awning and the change of use contingent on receipt of a letter from the applicant requesting the change of use to storage and bar/restaurant usage and updated shed style awning drawings. In addition the applicant must redo the application page to be signed by the owner

Motion made by Myers, Seconded by Pettit.
Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

X. New Business

a. MD25-026-014 Benser/Porter Change of Use to HB

Roy Shryock stated the building went from commercial to residential. The initial intent was to use for housing but now they would like to change it to hotel use so they can get a return on the investment. The building is sprinkled. Dombroski stated they will ask for a few other things like emergency lighting. Dufina noted the change of use states HB, but the applicant is asking for hotel. That is to be changed on the Agenda. Motion to approve the change of use to hotel use.

Motion made by Dufina, Seconded by Myers.
Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

b. MD25-041-017(H) Market Street Inn A/C Unit Upgrade

Straus stated the HDC has approved this. The units do not need screening as they are not in view. Steve Paquin stated he submitted the decibel ratings and the units are quieter than the existing. The existing units are failing. The new units will be on elevated platforms. There will be an additional unit on the east side which will take care of two more rooms. The line hide will be painted to match the siding. Motion to approve the A/C unit upgrade.

Motion made by Myers, Seconded by Dufina.
Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

c. MD25-069-018(H) Doud Porch Lattice, Hatch, and Shed Demolition

Doud stated he has a May deadline for the removal of the shed and staircase as part of the lot split. Doud intends to ask City Council to keep the items there during construction. There will not be occupancy for at least two years. Doud is asking for approval of his application in the event City Council does not approve his request to keep the shed and stairs during construction. Dufina asked about the signature on the application. Dombroski confirmed that Pereny had asked Doud for the affidavit. Doud stated James Murray has an affidavit to allow other people to sign for him. Motion to table.

Motion made by Myers, Seconded by Dufina.
Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

XI. Public Comment

James Murray stated he was here representing the Bonzheim's. Their home was approved in July 2021. However because the house was too expensive, they went to Dickenson Homes. They have changed to a smaller design. They believed they had approval for excavation in April of 2021, but that was not correct. They will be on the May 13, 2025 Agenda requesting approval. Straus stated the application on file is expired. They will need to submit a new application. The applicant would like to excavate and City Council wants approval from Planning Commission before approving any excavation. If the application is approved in May, they will still have a week to do excavation.

David Lipovsky gave an update on the school project as to what is currently being done. Lipovsky presented a preliminary floor plan and site plan for Phase 2. Phase 2 will face the school. The school is not required to comply with City Zoning, but Lipovsky stated he would like to update the Planning Commission. Pettit asked if a fire truck will fit back there. 16' is required and there is not that much room. Motion by Myers to place the plans on file, second by Dufina. All in favor. Motion carries.

The City has received a grant to update the zoning for housing. A Zoning review needs to be done. We need to look at density for better housing. The density sub-committee never had a chance to meet. We need to have help from Adam Young. We need to get information to Young so he can address the questions. In addition to the housing, we need to look at our other zoning issues. Pereny is to provide the running list to the Planning

Commission. Myers stated there is a deadline for the housing grant which is the end of the year so she stated it is important to focus on housing first. Straus believes it is important to look at other issues as well, at the same time. There was a discussion on rentals. Motion to have a meeting with Adam Young to be May 13, 2025 at 3:00 PM to talk about housing grant and zoning changes. City clerk to send grant application and information to Planning Commission to better understand the scope of the grant.


Motion made by Myers, Seconded by Dufina.
Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

XII. Adjournment

Motion to adjourn at 2:49 PM.

Motion made by Pettit, Seconded by Finkel.
Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

Michael Straus, Chair


Katie Pereny, Secretary

